

FINDINGS/SPECIAL REQUIREMENTS

CITYWIDE DESIGN GUIDELINES Compliance Review Form



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Authorizing Provision

The Los Angeles City Planning Commission adopted the Citywide Design Guidelines on October 24, 2019.

Purpose

The Citywide Design Guidelines are intended, among other things, to communicate the City's design expectations, facilitate fair and consistent application of design objectives, and to encourage the development of projects appropriate to the context of the City's climate and urban environment.

General Information

With the exception of residential projects with four or fewer units, projects utilizing the Permanent Supportive Housing Ordinance, or projects utilizing an applicable State streamlining measure (e.g., SB 35, AB 2162), all projects that are either constructing a new main building or pursuing a Vesting Tentative Tract Map shall complete this Citywide Design Guidelines Compliance Review Form and submit it as part of the project application.

Project Information

Case Number: _____

Site Address: 7556-7572 N WOODLAKE AVE

Project Request: 100% AFFORDABLE, 55+ AGE RESTRICTED HOUSING DEVELOPMENT SEEKING ON-MENU INCENTIVES PER LAMC 12.22.A.25, AB1763, AB2345 & AB2334.

Instructions

On the following pages, describe how, and to what extent, the project achieves the intent of the Guidelines and/or complies with each of the 10 Citywide Design Guidelines. Identify the Sheet Number(s) of the project plans on which information can be found illustrating alignment with each Guideline. If a particular Guideline is not applicable, please indicate as such below. Example language is provided on the Sample Citywide Design Guidelines Compliance Form (CP-4057).

Guideline 5: Express a clear and coherent architectural idea.

A200 - Building design responds to mediterranean/spaish style vernacular found in the adjacent neighborhoods.

A200 - The mass is broken down with alternating taller clay tile sloped roof towers and lower clay tile lined parapet roof sections. Each section has a non-repetitive nature as they each have unique features such as juliet balconies, different tiled and plastered materials, wood balcony projections, and a variety of window types.

Guideline 6: Provide amenities that support community building and provide an inviting, comfortable user experience.

A111-A112 - The frontage along Woodlake Ave at the building entry provides bike parking, lush planted landscape, and a public facing patio that can be used as a meeting space for inhabitants, guests, or public users. At the North fronting Saticoy, there is a long stretch of open space that is designed as a healing garden, and long walking path for seniors and guests to stay active, meditate, and increase their wellness and fitness.

A121-A122 - The building is inherently community centric in function as a seniors home, but also includes large accessible courtyards as a gathering space for residents, and community guests. In the very center of the project development, a recroom is designed in lieu of more units, and connects two courtyards together while offering a central hub of activity for seniors, their guests, and the public.

Guideline 9: Configure the site layout, building massing and orientation to lower energy demand and increase the comfort and well-being of users.

A000 - Landscaping will utilize drought-resistant native plant species.

A102 - Tree canopies at courtyard deck will protect occupants from the sun and provide comfort.

A102 - Tree canopies will block sun on units and reduce the need for HVAC use.

A101 - Exit stairs are easily accessible, and located near the elevator for clarity.

Guideline 10: Enhance green features to increase opportunities to capture stormwater and promote habitat.

A101/ A102 - Large swaths of landscape areas will remain permeable.

A101/ A102 - Courtyard deck tree planters will capture rain water.